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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3rd DAY OF June, 19 77

Notary Public

MY COMMISSION EXPIRES: 2/10/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 20th Floor, 1st American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth G. Ibson (NAME)	BAKER MORTGAGE CORPORATION (NAME)	Map 117-4
2713 Belmont Boulevard (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 173
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-01055

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANCO DEVELOPMENT COMPANY, A Partnership composed of Xavier B. Cosse and Homer L. Randolph

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH G. IBSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 88 feet of Lot No. 4 on the Map of Belmont Terrace, as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 88 feet on the westerly side of Belmont Boulevard and runs back between parallel lines, with the northerly margin of Wildwood Avenue, 180 feet to an alley.

BEING the same property conveyed to Ranco Development Company, a Partnership composed of Xavier B. Cosse and Homer L. Randolph, of record in Book 4818, page 277, Register's Office for Davidson County, Tennessee.

CO 63,000.00	MO
WD 4.00	MS
TD	ST 1
CC	ST 163.80
MR	PF .50
UCC	TOTAL 168.30

unimproved ( )
This is improved (XX) property, known as 2713 Belmont Boulevard, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 3rd day of June, 19 77

RANCO DEVELOPMENT COMPANY

Xavier B. Cosse, Partner

Homer L. Randolph, Partner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Xavier B. Cosse and Homer L. Randolph

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of June 1977

Commission expires May 28, 1980

Leslie E. Colwell
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

RANCO DEVELOPMENT COMPANY

TO

KENNETH G. IBSON

E 0 7 9 2 3

IDENTIF. REFERENCE

JUN 8 1 03 PM '77

REGISTER
DAVIDSON CO. TENN.

Alan L. Saturn, Attorney
File: Box 7

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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